



FLAT 2, THE GABLES

GRAYSHOTT • HINDHEAD

Flat 2 The Gables, Headley Road, Grayshott, GU26 6UA

A ground floor one bedroom flat in a prime position within Grayshott, offering 2 parking spaces, a share of the freehold and no onward chain.

- The Gables is a purposes built development situated at the entrance to the village, it benefits from being walking distance of shops and amenities whilst offering quick and easy access onto the A3 at Hindhead
- Secure entry phone system allows access into the building and the communal entrance/stairwell
- Private front door opening into a hallway with two storage cupboards
- Dual aspect living room
- Fitted kitchen
- Double bedroom
- Shower room with walk in shower and white suite
- Off road parking for 2 cars in addition to visitor parking spaces
- Balance of a 999 year lease (approx. 979 years left)
- No ground rent
- Annual service charge currently £600 per annum
- There are 15 flats within The Gables, all leasehold with a share of the freehold. (Gables Management Company (Grayshott) Limited is owned equally by all 15 Leaseholders)
- Ideal for 1st time buyer, downsizer or someone looking for a lock up and leave whilst travelling, or finally for an investment landlord (the property is ideal for the rental market)
- Fibre broadband is available in the village with several providers.
- Offered with no onward chain.



KEY INFORMATION

Balance of a 999 year lease
No Ground rent and low service charge
Off road parking
Walking distance of village amenities
No onward chain

Aberdeen House, Headley Road, Grayshott, GU26 6LD

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LOCATION

The Gables sits on the Headley Road, the same road as the main parade of shops and services in Grayshott village and within walking distance of all shops and amenities. Grayshott is a thriving, award winning village situated on the Surrey/Hampshire border, surrounded by National Trust woodlands, offering a wealth of individual shops and services which include; Post Office, village pub, social club, restaurants, cafes & takeaways, 2 small supermarkets, butcher, greengrocer, ironmonger, chemist, doctors, dentists, sports field with pavilion and tennis club. The village school incorporates both infants and juniors, whilst there are a large number of private schools and preschools. The larger towns of Haslemere and Farnham are within 5 miles and 10 miles respectively, offering high street shopping and main line rail connections to London in less than an hour. Access to the A3 is easy, with motorway style connections to London, the South coast and both principal Airports.

Tenure: Leasehold

EPC Rating: D

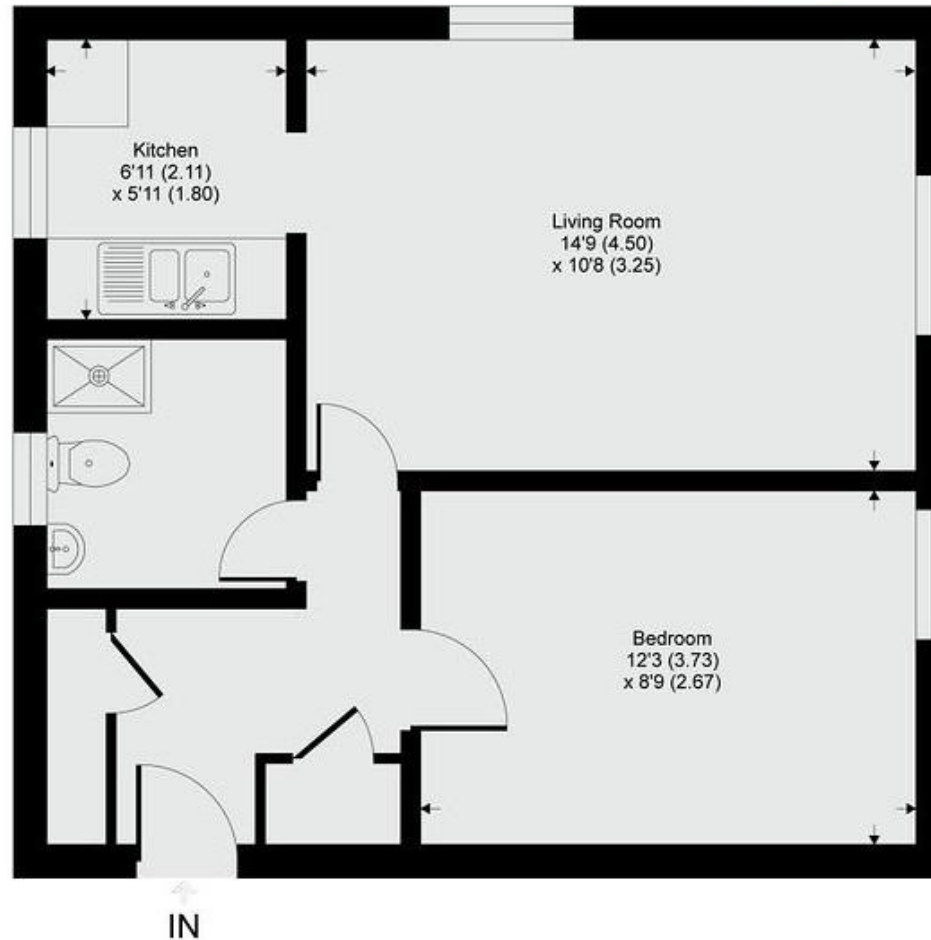
Council Tax Band: C (Correct at time of publication and is subject to change following a council revaluation after a sale)

Services: The property has mains water, electricity and mains drainage. Electric storage heaters.

Broadband and Mobile services: Visit [checker.ofcom.org.uk](https://www.checker.ofcom.org.uk)

The Gables Headley Road, GU26

Approximate Gross Internal Area = 39 sq m / 420 sq ft



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